

KNOW ALL MEN BY THESE PRESENTS, That MARGARET A. COATES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. CAREY AND CHERYL A. CAREY, HUSBAND AND WIFE AND CLARENCE V. RAYSON AND DOLORES*, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

D. RAYSON, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP

Lot 8 in Block 8 of TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Assessors Account No. 41-3909-12CA-4400

Assessors Key No. 562769

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of January, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Margaret A. Coates by Henry B. Coates Jr.

STATE OF OREGON,)
County of Klamath) ss.
January 10, 1991

Margaret A. Coates by Henry B. Coates Jr.
her attorney in fact.
her attorney in fact.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,)
County of Klamath) ss.

On this the 10th day of January, 1991 personally appeared Henry B. Coates Jr., who, being duly sworn (or affirmed), did say that he is the attorney in fact for Margaret A. Coates and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Justith L. Morgado
(Signature)

Loan Closer Exp. 8-31-91
(Title of Officer)

Margaret A. Coates 96 RFFS+L
GRANTOR'S NAME AND ADDRESS
Michael S. Carey and Cheryl A. Carey and
Clarence V. Rayson and Dolores D. Rayson
3883 Redondo Way, Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

County of Klamath
I certify that the within instrument was received for record on the 11th day of Jan., 1991, at 11:09 o'clock A.M., and recorded in book M91 on page 694 or as file/reel number 24664, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00